

**73 Richmond Road, Morningside, Qld 4170**



**House For Sale**

Tuesday, 27 February 2024

73 Richmond Road, Morningside, Qld 4170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 401 m2**

**Type: House**



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## Offers Over \$1.3 Million

Splashed with playful modern design, this stunning Queenslander artfully accommodates a clever dual living-style layout, whilst blending the benefits of a brilliant low-maintenance lifestyle. Encased by private hedge-framed gardens and lush lawn, it's perched on a tidy 401m<sup>2</sup> corner block with convenient carport access from Palermo Street, and sits just moments from excellent schools, swift city-bound transport, and Morningside's famed local dining. Elevated and bathed in golden northern light, the upper level stuns with soaring 3m ceilings, beautiful timber floors, and bi-fold doors that peel back, extending the open-plan interiors onto a sunny entertaining deck. Adding a layer of luxury, the beautifully upgraded kitchen offers Miele appliances, soft-close drawers, and a stunning stone waterfall bench, whilst three bedrooms on this level include a peaceful master suite featuring a walk-in robe and deck access. Moving downstairs, the lower level further provides a spacious living area, private bedroom, full bathroom, and a covered al fresco patio with separate stair-free access from the street. Well-suited to families with growing teens, older parents, or home-based entrepreneurs, this space could easily translate to a self-contained, studio-style accommodation with the low-cost addition of a kitchenette (STCA). Highlights include:

- Easy-care gardens with plenty of lush lawn for kids and pets
- Split system air con, timber floors, 3m high ceilings (upstairs)
- Luxe master feat. walk-in robe and deck access
- Two further bedrooms on upper floor feat. fans, mirrored BIR
- Stair-free access from street to ground floor living
- Separate workshop with plenty of storage for tools and toys

Steps from a slew of dining options, including popular Blue Poppy Café and the Flour & Chocolate Patisserie, this fabulous address is a short stroll from Morningside train station and bus services. Morningside Shopping Centre, Morningside Tennis Centre, and fashionable dining precincts at Hawthorne and Bulimba are moments away, as are highly regarded schools at CHAC, Lourdes Hill, Sts Peter and Paul's and St Oliver Plunkett. Rates \$593.20 p.q approx